

**VILLAGE OF HAMPSHIRE
PLAN COMMISSION**

**MEETING
FEBRUARY 22, 2021**

AGENDA

CALL TO ORDER:

TIME: 7:00 PM

PLEDGE OF ALLEGIANCE.

ROLL CALL / ESTABLISH QUORUM.

MINUTES: Review and approve minutes of last previous meeting – February 8, 2021

NEW BUSINESS:

1. Public Hearing regarding the Petition for Establishment of a Planned Residential Development District, and for Approval of a Preliminary Development Plan, filed by Hampshire East, LLC (Crown Community Development) for classification of certain property designated in the petition and identified as PIN 01-13-200-024 and to be annexed to the Village and added to the Oakstead Subdivision in the village as part of the Planned Residential Development, together with consideration of a revised Preliminary Development Plan for the Oakstead Subdivision, filed under §6-18-1 et seq. of the Village Code and covering both the new territory to be annexed as identified herein and also revisions to the previously approved Preliminary Development Plan for the original Oakstead Subdivision.

OLD BUSINESS: None.

PUBLIC COMMENT: All persons attending the meeting in person and desiring to make public comment must sign in prior to the start of the meeting. Time shall be limited to a maximum of five (5) minutes for each speaker and not more than thirty (30) minutes total.

NEXT MEETING DATE: TBD

ADJOURNMENT.

The Village of Hampshire is subject to the requirements of the Americans with Disabilities Act of 1990. Any individual with a disability who plans to attend this meeting/public hearing and who may require a certain accommodation in order to allow him/her to observe and/or participate in this meeting is requested to contact the Village Clerk prior to the meeting to discuss such accommodation.

Attendance: Accommodations with adequate distancing will be made for this meeting; and members of the public in attendance will be expected to wear face coverings.

Also, video-conferencing and/or telephone conferencing may be available for the public to participate in /witness the meeting. Anyone who desires to attend by Video-Conference must notify the Village Clerk of such request by e-mail to [Lvasquez @ hampshireil.org](mailto:Lvasquez@hampshireil.org) no later than 24 hours prior to the meeting, so that a link to participate may be sent via e-mail address the day of the meeting, together with a PDF version of exhibits and other documents to be considered at the meeting.

Anyone who desires to attend by Tele-Conference must notify the Village Clerk of such request by e-mail as above or at 847-683-2181 Ext. 0, no later than 4:30 p.m. the day prior to the meeting, and a telephone number and passcode will be provided.

Anyone who desires to review the application, and/or the exhibits or other documents delivered to the ZBA, may do so on the Village's website; or, in person, by calling the Village Clerk and making appropriate arrangements no later than the day of the meeting.

Public Comment: Comments to the Plan Commission, or questions to the applicant, may be submitted prior to the meeting or public hearing by 4:30 the day prior to the meeting date in writing addressed to the Village Clerk, and placed in the drop box at Village Hall or via e-mail to Lvasquez@hampshireil.org. Any written comments so received shall be noted in the minutes of the meeting and/or public hearing, as the case may be.

VILLAGE OF HAMPSHIRE PLAN COMMISSION

MINUTES February 8, 2021

A meeting of the Village of Hampshire Plan Commission was convened at 7:05 p.m. by Chairman Bryan Mroch. Present in person were Chairman Mroch, and Commissioner L. Rapach; Commissioners W. Rossetti, T. Wetzel and A. Neal participated in the meeting via video or telephonic conferencing. Village President J. Magnussen, Village Manager Jay Hedges (in person), assistant to the Village Manager, Josh Wray, were present; and Village Attorney Mark Schuster attended via video conferencing.

On motion by W. Rossetti, seconded by L. Rapasch, the minutes of the meeting of December 14, 2021 were approved by vote of 4 aye, 0 nay.

The first order of business was to consider the Application of Montemayor for approval of a Certificate of Vacation of Plat Restriction pertaining to the original Plat of Subdivision for Hampshire Woods Subdivision in the Village, to remove the following Plat restriction: "Access to the lots in this subdivision shall be by Flannigan Road only - No direct access to Gast Road will be allowed," for purposes of a proposed development of Lot 9 in Hampshire Woods Subdivision with such direct access.

Mr. Michael Gazzola appeared for Petitioner, and explained that the proposed developer of Lot 9 operates an over-the-road truck/hauling business, and that this location would serve as an office and truck maintenance facility. Hours of operation would be 7:00 a.m. to 6:00 p.m. daily. Truck movements are estimated to be 10 trucks per day. The owner proposed to install signage at the exit, prohibiting right-hand, southbound turns for trucks, to prohibit southbound truck traffic on Gast Road.

Commissioners inquired or commented about the following:

Would it also be possible to erect signage on the northbound side of Gast Road (at a location south of the entrance), to warn drivers of the new entrance/exit? Response: This would be under the jurisdiction of the Hampshire Township Highway Commissioner.

On motion made by A. Neal, and seconded by T. Wetzel, to recommend approval of the request to vacate the current restriction forbidding entrance/exit directly to and from Gast Road for lots in the Hampshire Woods Business Park, the vote was 4 aye, 0 nay. Motion passed.

The second order of business was to consider the Petition for Zoning Text Amendment to amend the signage requirements in the Interchange Overlay District, Section 6-16-4, of the Municipal Code, by modifying certain requirements for community graphics and signage in the area of the I-90/US 20 Interchange in the Village.

Mr. Hedges explained that this petition was engendered by comments from the Zoning Board of Appeals, asking that the Village recognize existing conditions at the interchange area, and reduce the

number of requests for variance being filed regarding the size of signs there.. Mr. Wray compiled a comparison of recent requests for variance, to the existing parameters allowed by the Village Code.

Commissioners asked for confirmation that this amendment was limited to the interchange area.

On motion by L. Rapach, and seconded by W. Rossetti, to recommend approval of the Petition for Zoning Text Amendment for signage requirements for the I-90/US 20 interchange area, the vote was 4 aye, 0 nay. Motion passed.

The third order of business was to consider the Petition for Zoning Text Amendment requesting an amendment to the Village's Zoning Regulations, Section 6-14-3 and Section 6-14-4, and in multiple other sections of the Village Code, to create a new advisory body, the Planning & Zoning Commission, and to abolish the existing Plan Commission and Zoning Board of Appeals and combine the powers and duties of each in the new advisory body.

Mr. Hedges explained that this proposal has been raised by the Board of Trustees in the past, and would serve to streamline the Village's developmental approval process by reducing the number of meetings required of developers.

Commissioners noted the redundancy in the current procedures, and possible benefit of streamlining the approval process. It was also noted that current members of the Plan Commission would be considered for appointment to the new Planning & Zoning Commission.

Mr. Neal stated that it would be useful to help streamline the development approval process in the Village, by eliminating extra meetings for development proposals.

On motion by A. Neal, seconded by T. Wetzel, to recommend approval of the proposed amendments to the Zoning Regulations, to combine the Plan Commission and the Zoning Board of Appeals into one new body, a Planning & Zoning Commission, the vote was 4 ayes, 0 nay; and Chairman Mroch added his positive vote for the record. Motion passed.

On motion duly made and seconded, the meeting was adjourned at 7:39 p.m..

Respectfully submitted,

Bryan Mroch
Chairman

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

**TO: THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF HAMPSHIRE**

PETITION FOR ANNEXATION

The undersigned, HAMPSHIRE EAST LLC, an Illinois limited liability company, (the "Petitioner"), hereby respectfully petitions to annex to the Village of Hampshire, Kane County, Illinois (the "Village"), the parcel of land legally described in Exhibit "A" attached hereto and made a part hereof (the "Property"), along with the adjacent rights-of-way not within another municipality, and respectfully states the following under oath:

1. The Property is not within the corporate limits of any municipality.
2. The Property is contiguous to the corporate limits of the Village.
3. No electors reside on the Property.
4. The Petitioner is the only owner of record of the Property.

WHEREFORE, PETITIONER RESPECTFULLY REQUESTS THE FOLLOWING:

1. That the corporate authorities of the Village annex the Property along with adjacent rights-of-way which are not part of another municipality to said Village in accordance with the provisions of this Petition by an ordinance of the President and Board of Trustees of the Village pursuant to 65 ILCS 5/7-1-8, as amended.
2. That such other action be taken by the Village as is necessary or appropriate to effect the annexation of the Property to the Village.

3. That the annexation of the Property herein petitioned for shall be subject to the approval and execution of a mutually satisfactory annexation agreement with the corporate authorities of the Village and to mutually satisfactory zoning of the Property.

4. To the best of the undersigned's information and belief, the statements contained herein are true and correct.

BALANCE OF PAGE LEFT INTENTIONALLY BLANK

I, DANIEL J. OLSEN, being duly sworn on oath, depose and say that I have read the foregoing Petition, that I have the authority to sign this attestation as Authorized Signatory of Hampshire East LLC, and that I am familiar with the matters therein stated and that the matters therein stated are true in substance and fact.

Dated this 27 day of January ~~X~~, 2021

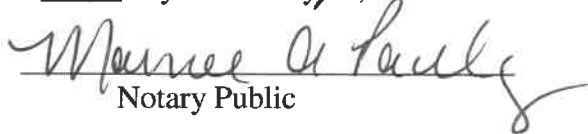
HAMPSHIRE EAST LLC, an Illinois limited liability company

By: , Authorized Signatory

STATE OF ILLINOIS)
) SS
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Daniel Olsen, personally known to me to be an Authorized Signatory of Hampshire East LLC, appeared before me this day in person and acknowledged that s/he signed the foregoing instrument as a free and voluntary act for the uses and purposes therein set forth and that said instrument is the act and deed of said limited liability company.

Subscribed and sworn to before me this 27 day of January ~~X~~, 2021.


Notary Public

My commission expires:

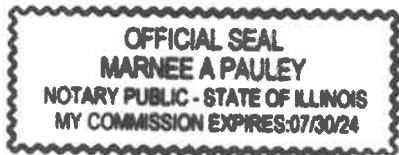


EXHIBIT "A"

PARCEL 1:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THAT PART OF THE EAST HALF OF SAID NORTHEAST QUARTER LYING SOUTH OF THE CENTER LINE OF THE STATE ROAD, OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN,

EXCEPTION 1A:

EXCEPT THAT PART CONVEYED TO THE STATE OF ILLINOIS, FOR RIGHT OF WAY PURPOSES DESCRIBED IN DOCUMENT NUMBER 1727649, DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 13; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 12 MINUTES 33 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 1316.57 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER FOR A POINT OF BEGINNING; THENCE EAST ALONG SAID SOUTH LINE 30.97 FEET; THENCE SOUTH 05 DEGREES 42 MINUTES 38 SECONDS WEST, 127.16 FEET TO THE EAST LINE OF U.S. ROUTE 20; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 17.85 FEET TO THE AFOREMENTIONED WEST LINE OF THE NORTHEAST QUARTER OF SECTION 13; THENCE NORTH 00 DEGREES 12 MINUTES 33 SECONDS WEST ALONG SAID WEST LINE, 126.53 FEET TO THE POINT OF BEGINNING;

EXCEPTION 1B:

EXCEPT THAT PART CONVEYED TO HAMPSHIRE EAST AS PER DOCUMENT NUMBER 2003K162937 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13 AS PER MONUMENT RECORD 2002K037384; THENCE SOUTH 89 DEGREES 30 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 AS ESTABLISHED BY MONUMENT RECORDS 2002K037384 AND 1571693, A DISTANCE OF 596.33 FEET TO A LINE DRAWN 596.32 FEET WEST AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER (AS MEASURED AT RIGHT ANGLES THERETO); THENCE NORTH 00 DEGREES 07 MINUTES 04 SECONDS WEST ALONG SAID PARALLEL LINE, 1474.53 FEET TO THE CENTERLINE OF THE STATE ROAD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 632.58 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1910.08 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 53 DEGREES 07 MINUTES 16 SECONDS EAST; THENCE SOUTH 43 DEGREES 37 MINUTES 59 SECONDS EAST ALONG SAID CENTERLINE, 135.65 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES

07 MINUTES 04 SECONDS EAST ALONG SAID EAST LINE 993.33 FEET TO THE POINT OF BEGINNING) IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

EXCEPTION 1C:

EXCEPT THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER AS PER MONUMENT RECORD 2002K037384; THENCE SOUTH 89 DEGREES 30 MINUTES 28 SECONDS WEST, 596.33 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION AS ESTABLISHED BY MONUMENT RECORDS 2002K037384 AND 1571693 TO A LINE THAT IS 596.32 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 07 MINUTES 04 SECONDS WEST, 1474.53 FEET ALONG SAID PARALLEL TO THE CENTERLINE OF BIG TIMBER ROAD FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 07 MINUTES 04 SECONDS EAST, 108.57 FEET ALONG THE LAST DESCRIBED COURSE; THENCE NORTH 18 DEGREES 54 MINUTES 36 SECONDS WEST, 29.29 FEET; THENCE NORTHWESTERLY, 93.53 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2546.00 FEET, THE CHORD OF SAID CURVE

BEARING NORTH 61 DEGREES 46 MINUTES 00 SECONDS WEST; THENCE NORTH 60 DEGREES

56 MINUTES 25 SECONDS WEST, 177.72 FEET; THENCE NORTHWESTERLY, 263.37 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2558.00 FEET, THE CHORD OF SAID CURVE BEARING NORTH 69 DEGREES 45 MINUTES 01 SECONDS WEST; THENCE NORTH 72 DEGREES 41 MINUTES 59 SECONDS WEST 129.62 FEET; THENCE NORTH 17 DEGREES 18 MINUTES 01 SECONDS EAST, 12.00 FEET TO THE SOUTH LINE OF BIG TIMBER ROAD BASED ON OCCUPATION AND KANE COUNTY DEPARTMENT OF TRANSPORTATION STRIP MAPS DATE 1931 (SAID SOUTH LINE BEING 30 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTERLINE OF BIG TIMBER ROAD, COUNTY HIGHWAY 21); THENCE NORTH 72 DEGREES 41 MNINUTES 59 SECONDS WEST, 102.89 FEET ALONG SAID SOUTH LINE TO WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE NORTH 00 DEGREES 02 MINUTES 35 SECONDS WEST, 31.43 FEET ALONG SAID WEST LINE TO THE CENTERLINE OF BIG TIMBER ROAD, AFORESAID; THENCE SOUTH 72 DEGREES 41 MINUTES 59 SECONDS EAST, 420.75 FEET ALONG SAID CENTERLINE; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 336.39 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1910.08 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 67 DEGREES 39 MINUTES 15 SECONDS EAST, TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

EXCEPTION 1D:

EXCEPT THAT PART HELD IN THE HERMAN A. WESEMANN TRUST DESCRIBED AS FOLLOWS: THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 42, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; SAID CORNER BEING 1327.00 FEET NORTH OF THE CENTER OF SECTION 13; THENCE NORTH 89 DEGREES 24 MINUTES 48 SECONDS EAST TO THE EASTERLY RIGHT OF WAY OF ILLINOIS ROUTE 20 AS PER DOCUMENT #1727649, 30.34 FEET; FOR THE POINT OF BEGINNING; THENCE SOUTH 5 DEGREES 55 MINUTES 59 SECONDS WEST 127.16 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY SOUTH 0 DEGREES 01 MINUTES 17 SECONDS WEST 173.31 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 49 SECONDS EAST 808.63 FEET; THENCE NORTH 0 DEGREES 02 MINUTES 04 SECONDS EAST TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, 300.00 FEET; THENCE CONTINUING NORTH 0 DEGREES 02 MINUTES 04 SECONDS EAST TO THE FENCE LINE, 2.73 FEET; SAID FENCE LINE IS THE NORTHERLY PROPERTY LINE AS PER JUDICIAL ORDER DATED MARCH 1, 1990 IN THE 16TH JUDICIAL CIRCUIT IN CASE #87-CH-273; THENCE WESTERLY ALONG SAID FENCE LINE TO A POINT THAT IS NORTH 6 DEGREES 04 MINUTES 49 SECONDS EAST 4.87 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 6 DEGREES 04 MINUTES 49 SECONDS WEST 4.87 FEET TO THE POINT OF BEGINNING, ALL IN HAMPSHIRE TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 42, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
THE EAST 499.52 FEET OF A STRIP OF LAND THAT LIES NORTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13 AND SOUTH OF A FENCE LINE WHICH IS THE NORTH PROPERTY LINE AS PER JUDICIAL ORDER DATED MARCH 1, 1990 IN THE 16TH JUDICIAL CIRCUIT IN CASE #87-CH-273, ALL IN HAMPSHIRE TOWNSHIP, KANE COUNTY, ILLINOIS.

EXCEPT ANY PART THEREOF PREVIOUSLY ANNEXED TO THE VILLAGE OF HAMPSHIRE.

VILLAGE OF HAMPSHIRE

LAND USE APPLICATION

USE THIS FORM FOR REVIEWS OF ANY/ALL OF THE FOLLOWING:

- ANNEXATION
- ZONING
- CONCEPT PLAN
- PRELIMINARY PLAN
- FINAL PLAN
- SITE PLAN

Procedures and Deadlines:

1. Petitioner will file all documents and requests with the Village Clerk's office to initiate the development procedure.
2. Petitioner must submit a complete application not less than forty-five (45) days before the initial meeting of any Village advisory body, to allow for staff review and consultation. The Village reserves the right to remove a Petitioner from the agenda for any scheduled meeting if the deadline is not met, the application is not complete, or the required fees and deposits have not been submitted.
3. Petitioner will be scheduled by the Village to have submittals reviewed by Village personnel and consultants, as necessary, and to be listed on the appropriate meeting agenda(s) upon fulfillment of submittal requirements for each. All late submittals will cause postponement to the next regularly scheduled meeting.
4. Meeting dates are subject to change. Petitioners will be notified of any meeting date changes.
5. The Plan Commission meets on the 2nd and 4th Mondays of the month.
6. The Zoning Board of Appeals meets on the 2nd and 4th Tuesday of the month.
- 7.. Petitions will be forwarded to the Village Board following recommendation from the appropriate advisory body. The Village Board meets on the 1st and 3rd Thursdays of the month.

Village Contacts:

Jeffrey R. Magnussen / Village President	847-683-2181
Jay Hedges / Village Administrator	847-683-2181 ext. 26
Brad Sanderson, P.E./ Engineering Enterprises, Inc.	630-466-9350
Mark Schuster / Village Attorney	847-742-8800
Linda Vasquez / Village Clerk	847-683-2181 Ext. 0
Lori Lyons / Village Finance Director	847-683-2181 Ext. 25

Village of Hampshire

Summary of the Development Application Review Process

The procedures, requirements and time frames for each step in the development application review process may be found in the Hampshire Subdivision Ordinance and the Hampshire Zoning Ordinance.

APPLICATION REVIEW

The Village and its consultants will review each development application and any supporting information within their respective area of expertise. This review is meant to identify initial issues pertaining to the development application that should be addressed by the Petitioner's subsequent submittals.

After Petitioner has submitted an application, Petitioner will receive notification of meeting dates for Village review (if applicable), and for required public meetings thereafter. If a public hearing is required in connection with the application, the Village will publish the required notice (at the Petitioner's cost). Petitioner is responsible for posting an appropriate notice on the premises, and may be required to mail notice (certified mail, return receipt requested) to nearby property owners.

Fees for any time spent by Village consultants reviewing your application will be deducted from the Development Deposit which must accompany the filing of your application.

The Village and its consultants are concerned with obtaining compliance with all the Village's technical requirements and identifying ways to achieve or improve upon the Village's development goals and objectives. The consultants have no authority to vary the requirements of the Subdivision Ordinance or Zoning Ordinance.

PLAN COMMISSION REVIEW

The Plan Commission is responsible for interpreting the Village's development goals and objectives and making recommendations to the Village Board concerning land use and land development in relation to the Comprehensive Plan. The Plan Commission relies upon the initial Village review, review by the Village consultants, the information provided by the applicant, and the input of the public, in determining its recommendation on each development or zoning application. The Plan Commission also reviews applications for text amendments and for special uses to make recommendations to the Zoning Board of Appeals. It is the applicant's responsibility to demonstrate that the criteria for approving or granting the requested application have been satisfied.

ZONING REVIEW

The Zoning Board of Appeals is responsible to review and make recommendations on each request to amend the zoning regulations, or to change the zoning classification of any parcel or parcels of land in the Village. The Zoning Board of Appeals also makes recommendations regarding applications for special use, or for variances. The Zoning Board of Appeals relies upon the information provided by the applicant, input from Village consultants, and input from the public in making its recommendations. It is the applicant's responsibility to demonstrate that the criteria for approving a change in the Zoning Regulations, or a change in the classification of any particular parcel, a special use, or a variance, are met.

VILLAGE BOARD REVIEW

The final decision for each development application rests with the Village Board. The Village Board may accept, reject or modify the Plan Commission / Zoning Board recommendations, as provided in the Hampshire Subdivision Ordinance and in the Zoning Ordinance.

The Village Board's action is final.

THE UNDERSIGNED RESPECTFULLY PETITIONS THE VILLAGE OF HAMPSHIRE TO REVIEW AND CONSIDER GRANTING THE FOLLOWING APPROVAL(S) ON THE LAND HEREIN DESCRIBED. *(check all that apply)*

- Annexation *
- Rezoning from F-Farming (Kane County) & Planned Residential Development District to Planned Residential Development District.
- Special Use Permit
- Variance
- Concept Plan
- Preliminary Plan
- Final Plan
- Site Plan Review

PART I. APPLICANT INFORMATION

APPLICANT (Please Print or Type)

Name: Hampshire East LLC
Address: c/o Crown Community Development, 1751A W. Diehl Road, Naperville, Illinois 60563
Phone: (630) 851-5490 Fax: () -

CONTACT PERSON (If different from Applicant)

Name: Daniel J. Olsem
Address: c/o Crown Community Development, 1751A W. Diehl Road, Naperville, Illinois 60563
Phone: (630) 851-5490 Fax: () -

-- IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY? YES NO

(If the Applicant is not the owner of the subject property, a written statement from the Owner authorizing the Applicant to file the Land Development Application must be attached to this application)

-- IS THE APPLICANT AND/OR OWNER A TRUSTEE OR A BENEFICIARY OF A LAND TRUST? YES NO
(If the Applicant and/or owner of the subject property is a Trustee of a land trust or beneficiary(ies) of a land trust, a Disclosure Statement identifying each beneficiary of such land trust by name and address, and defining his/her interest therein, shall be verified by the Trustee and shall be attached hereto).

* Attach an original copy of a Petition for Annexation, 65 ILCS 5/7-8-1 et seq. to this Application.

Land Development Application

PART II. PROPERTY INFORMATION

ADDRESS OF PROPERTY: Please see attached Exhibit B for the legal description of the Property.

PARCEL INDEX NUMBER(S): Please see attached Exhibit C.

AREA OF PARCEL (ACRES): 559.4

LEGAL DESCRIPTION: A legal description must be attached to this application.

The subject property is located in which **FIRE PROTECTION DISTRICT?** Village of Hampshire

The subject property is located in which **PARK DISTRICT?** Hampshire Park District

The subject property is located in which **SCHOOL DISTRICT?** Community Unit School District 300

The subject property is located in which **LIBRARY DISTRICT?** Ella Johnson Memorial Public Library District

The subject property is located in which **TOWNSHIP ROAD DISTRICT?** Hampshire Township Road District

CURRENT ZONING: A portion of the Property lies within unincorporated Kane County and is zoned F-Farming District and a portion of the Property is currently within the Village of Hampshire and zoned Planned Residential Development District.

PROPOSED ZONING / VARIANCE: Planned Residential Development District

RECOMMENDED LAND USE: Residential
(As described in the Hampshire Comprehensive Plan)

PROPOSED LAND USE: Residential, Parks, Institutional School Use

NAME OF PROPOSED DEVELOPMENT: Oakstead

PART III. REQUIRED DOCUMENTATION

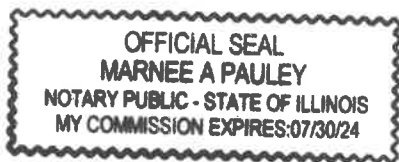
- Two signed copies of the Land Development Application.
- Application Fee (Amount) \$ _____ and Deposit (Amount) \$ _____
- Proof of Ownership or Option (1 copy)
- Legal Description of Property /Plat of Survey (1 copy)
- List of property owners within 250 feet with parcel numbers (See enclosed sample letter)
- Preliminary Plan (6 folded full size copies)
- Landscape Plan: Preliminary OR Final (6 folded full size copies)
- Site Plan (6 copies)
- Architectural Elevations (2 full size, 6 folded reduced size copies)
- Final Plat of Subdivision (6 folded full size copies)
- Final Engineering Plans (6 copies signed and sealed)
- Petition for Annexation (2 copies)
- Annexation Agreement (6 signed copies)
- Plat of Annexation (6 copies)
- Fiscal Impact Study (If required by Staff- 6 copies)
- Traffic Impact Analysis (If required by Staff- 6 copies)
- Soil Conservation District Land Use Opinion (1 copy)
- Department of Conservation Endangered Species Report (1 copy)
- Army Corp. of Engineers Report on Wetlands (If required- 1 copy)

I, DAVID J. OLSEN, hereby apply for review and approval of this application and represent that the application and requirements thereof and supporting information have been completed in accordance with the Hampshire ordinances.

David J. Olsen
Signature of Applicant

1/27/21
Date

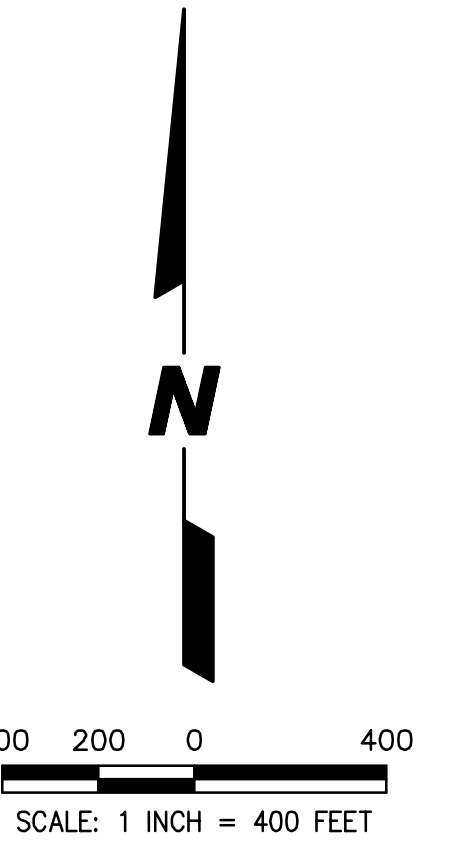
Subscribed and Sworn to before me this 27th day of January, 2021



Marnee A Pauley
Notary Public

4849-3560-1617, v. 1

PRELIMINARY PLAT OF SUBDIVISION FOR **OAKSTEAD**



B
±8.494 ACRES
60' x 130' SFD
7,800 S.F.
32 HOMES
(20)

A
±15.810 ACRES
70' x 130' SFD
9,100 S.F.
48 HOMES
(20)

C
±8.834 ACRES
60' x 130' SFD
7,800 S.F.
34 HOMES
(20)

D
±8.049 ACRES
60' x 130' SFD
7,800 S.F.
33 HOMES
(20)

E
±5.768 ACRES
70' x 130' SFD
9,100 S.F.
20 HOMES
(20)

F
±13.533 ACRES
21 - 70' x 130' SFD
9,100 S.F.
25 - 60' x 130' SFD
7,800 S.F.
46 HOMES
(20)

G
±8.836 ACRES
50 DUPLEX HOMES
(20)

H
±11.101 ACRES
60' x 130' SFD
7,800 S.F.
41 HOMES
(20)

I
±14.581 ACRES
60' x 130' SFD
7,800 S.F.
51 HOMES
(20)

P
±11.082 ACRES
70' x 130' SFD
9,100 S.F.
32 HOMES
(20)

Q
±11.777 ACRES
TOWNHOMES
90 HOMES
(20)

J
±24.793 ACRES
70' x 130' SFD
9,100 S.F.
77 HOMES
(20)

S
±11.896 ACRES
53' x 130' SFD
6,890 S.F.
ACTIVE ADULT
46 HOMES
(20)

R
±10.448 ACRES
ACTIVE ADULT
RANCH TOWNHOMES
54 HOMES
(20)

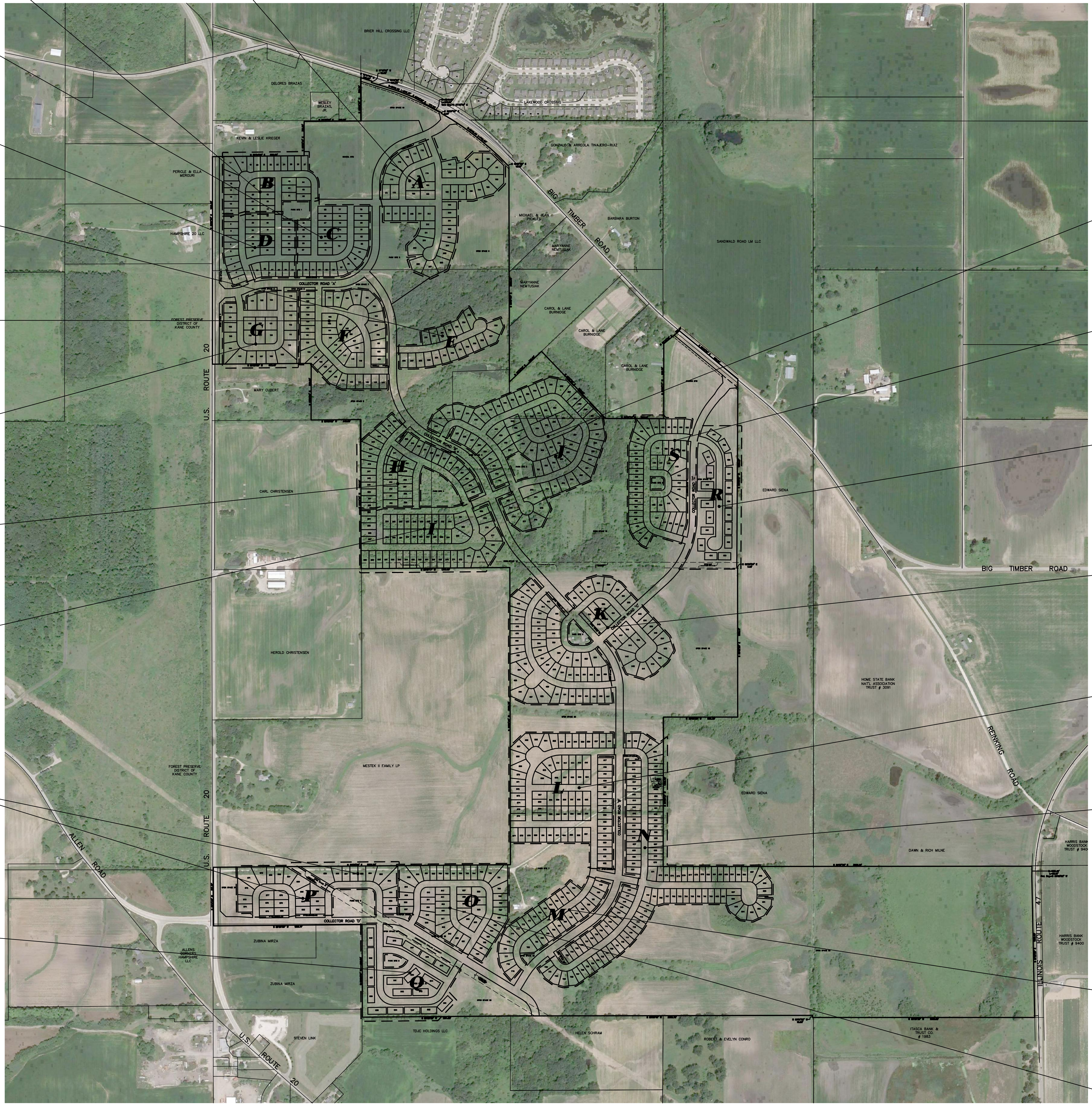
K
±25.952 ACRES
39 - 70' x 130' SFD
9,100 S.F.
44 - 60' x 130' SFD
7,800 S.F.
83 HOMES
(20)

L
±20.608 ACRES
60' x 130' SFD
7,800 S.F.
78 HOMES
(20)

N
±25.963 ACRES
53' x 130' SFD
6,890 S.F.
ACTIVE ADULT
116 HOMES
(20)

M
±7.575 ACRES
60' x 130' SFD
7,800 S.F.
31 HOMES
(20)

O
±14.115 ACRES
60' x 130' SFD
7,800 S.F.
51 HOMES
(20)



SINGLE FAMILY RESIDENTIAL AREA SUMMARY

Neighborhood	# Homes	Planned Lot Size	Average Lot Size (Sq. Ft.)	Max Lot Size (Sq. Ft.)	Min Lot Size (Sq. Ft.)	Median Lot Size (Sq. Ft.)	Total Lot Area (Sq. Ft.)	Total Lot Area (Ac)	Neighborhood Area (Ac)
A	48	9,100	10,956	16,340	9,100	9,933	525,873	12.07	15,810
B	32	7,800	8,735	17,447	7,800	7,920	279,534	1.83	8,494
C	34	7,800	8,332	13,290	7,800	7,800	283,282	6.50	8,384
D	33	7,800	8,041	10,497	7,800	7,800	265,363	6.09	8,049
E	20	9,100	9,877	13,459	9,099	9,463	197,530	4.53	5,768
F	46	7,800	9,822	15,304	7,800	9,208	451,796	10.37	13,533
G	50	9,700	11,949	18,161	9,715	10,437	295,204	6.80	8,836
H	41	7,800	8,807	12,008	7,800	8,563	361,103	8.29	11,101
I	51	7,800	9,426	16,191	7,800	9,151	480,711	11.04	14,581
J	77	9,100	10,934	16,948	9,094	10,168	841,892	19.33	24,793
K	83	7,800 & 9,100	10,359	15,443	7,800	9,750	859,820	19.74	25,952
L	78	7,800	8,670	14,227	7,329	8,190	676,298	15.53	20,608
M	31	7,800	8,522	12,883	7,800	8,060	264,196	6.07	7,575
N	116	6,890	7,614	12,191	6,630	7,155	883,223	20.28	25,963
O	51	7,800	9,827	19,582	7,800	8,542	490,987	11.27	14,115
P	32	9,100	12,162	25,358	9,100	9,884	389,177	8.93	11,082
Q	46	6,890	8,834	16,831	6,890	8,060	406,351	9.33	11,896
Total Single Family Homes	869		9,563	25,358	6,630	8,563	7,953,330	182.58	247,622

MULTI FAMILY RESIDENTIAL AREA SUMMARY

Neighborhood	# Homes	Neighborhood Area (Ac)
Q	90	11.777
R	54	10.448
Total Multi Family Homes	144	22.225

LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE (Heavy Dashed Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- APPROX. SCALED LIMITS OF ZONE A AS SHOWN ON WILL COUNTY FIRM.
- SECTION CORNER OR QUARTER SECTION CORNER

OVERALL SITE DATA

LAND USE	UNITS	ACRES	PERCENT
BIG TIMBER ROAD 1/2 R.O.W.	—	1.3	0.23%
ROUTE 20 1/2 R.O.W.	—	3.2	0.57%
COLLECTOR ROADS/STREETS 66' R.O.W.	—	25.2	4.50%
MINOR ROADS/STREETS 60' R.O.W.	—	59.9	10.71%
OPEN SPACE	—	262.8	46.98%
(PARKS, PIPELINE EASEMENT, STTM AREAS, FLOODPLAIN, PRESERVED AREAS)			
LIFT STATION	—	0.5	0.09%
SCHOOL SITE	—	11.0	1.97%
CHURCH SITE	—	6.3	1.13%
TRADITIONAL HOUSING:			
9,100 S.F. LOTS (70'x130')	216	54.9	9.81%
7,800 S.F. LOTS (60'x130')	441	91.3	16.32%
DUPLEXES	50	6.8	1.22%
TOWNHOMES	90	3.7	0.66%
TOTAL TRADITION DWELLING UNITS	797		
ACTIVE ADULT HOUSING:			
6,890 S.F. LOTS (53'x130')	162	29.6	5.29%
RANCH TOWNHOMES	54	2.9	0.52%
TOTAL ACTIVE ADULT DWELLING UNITS	216		
TOTAL	1013	559.4	100.0%

PREPARED FOR:
HAMPSHIRE EAST, LLC.
1751A W. DIEHL ROAD
NAPERVILLE, IL 60563
(630) 851-5490

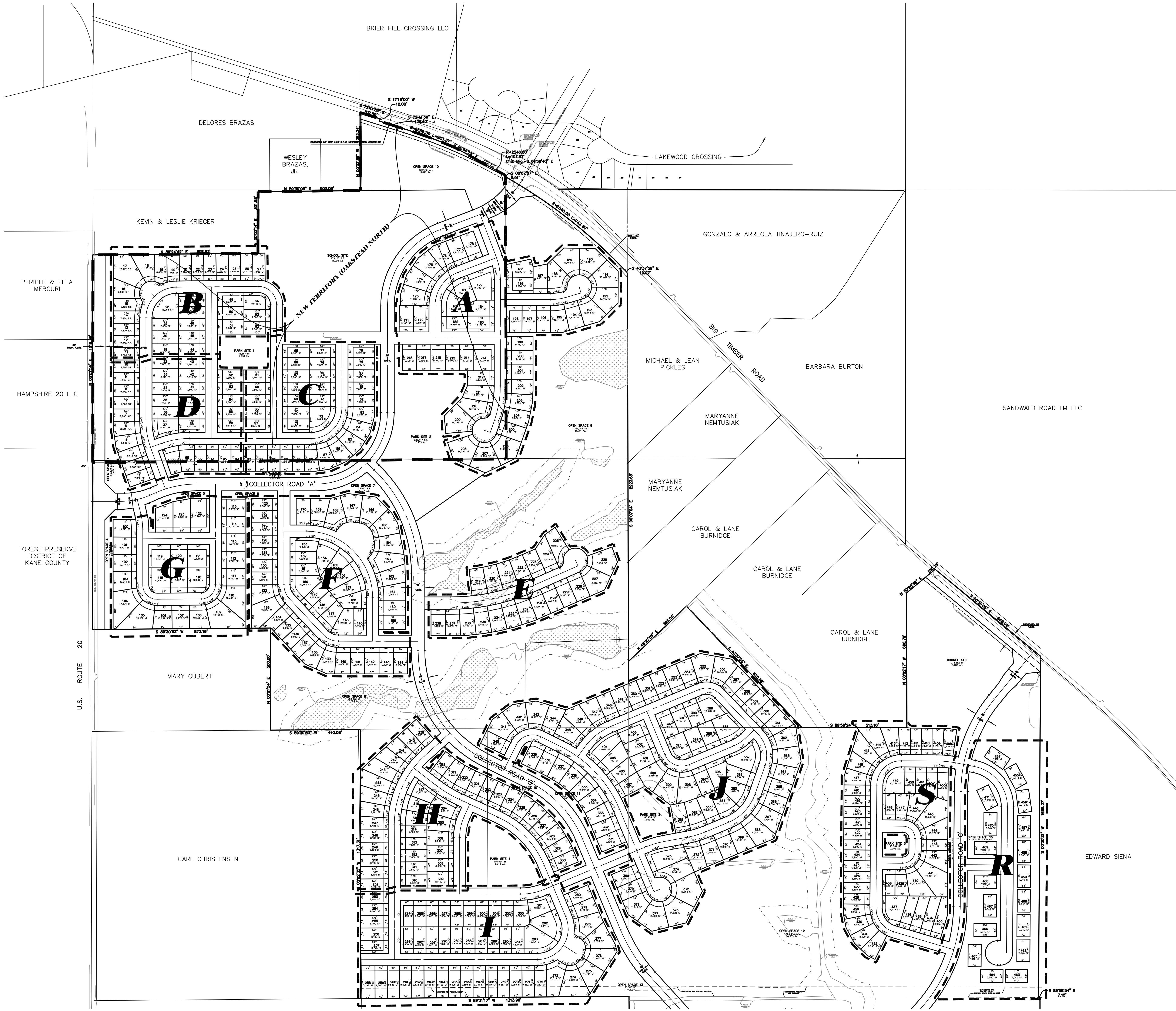
PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 456267 FILE NAME: PREPLAT
DRAWN BY: DDD FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 01-15-2021 JOB NO.: 456.267
XREF: LOT/CALC, TOPO 2020 PROJECT MANAGER: DRG

PRELIMINARY PLAT OF SUBDIVISION FOR **OAKSTEAD**



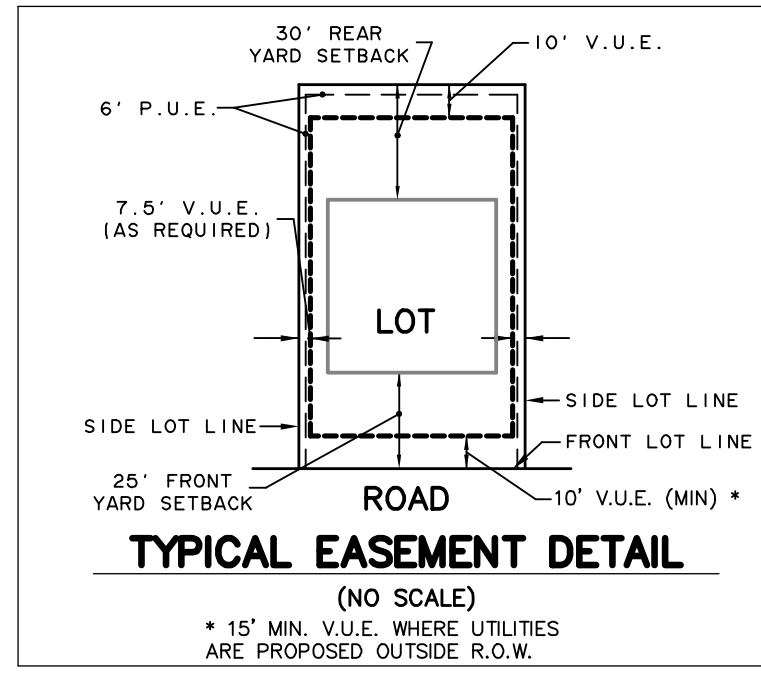
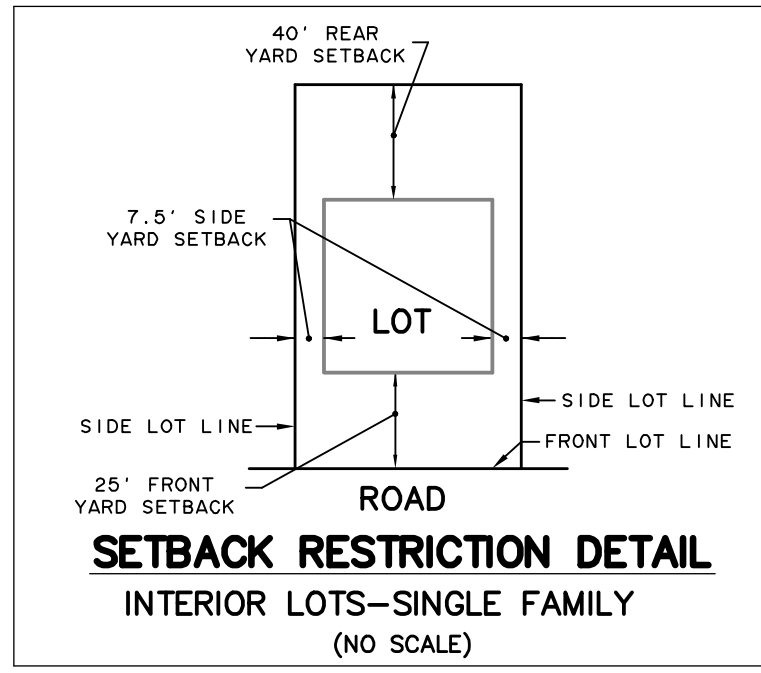
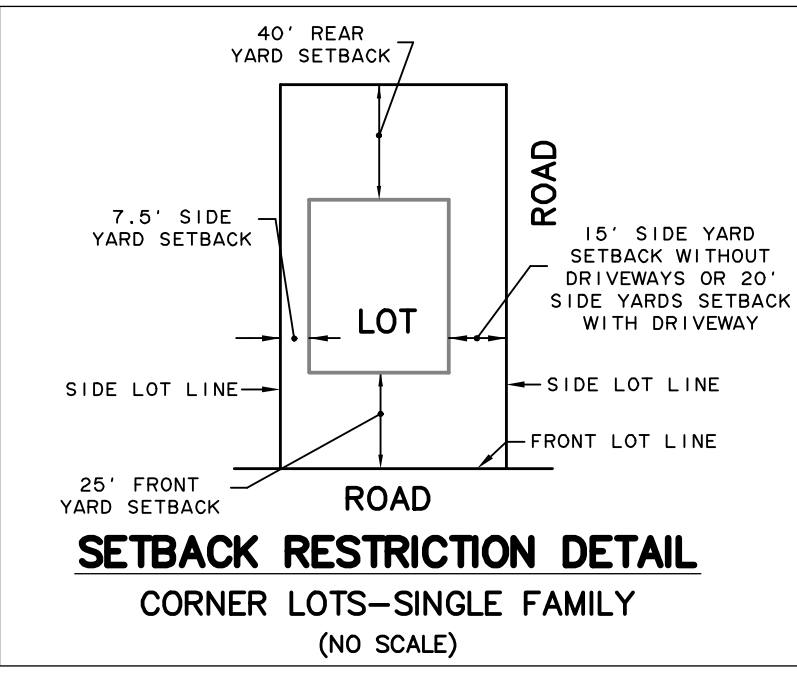
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SCALE: 1 INCH = 200 FEET



SEE SHEET 3

NOTE: PROPOSED R.O.W.'S SHALL BE 60' WIDE UNLESS OTHERWISE NOTED.

= EXISTING WETLANDS
 = FLOODPLAIN LIMITS
 = WETLAND BUFFER
 = LIMITS OF NEW TERRITORY TO BE ANNEXED TO THE VILLAGE OF HAMPSHIRE



LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

PREPARED FOR:
HAMPSHIRE EAST, LLC.
 1751A W. DIEHL ROAD
 NAPERVILLE, IL 60563
 (630) 851-5490

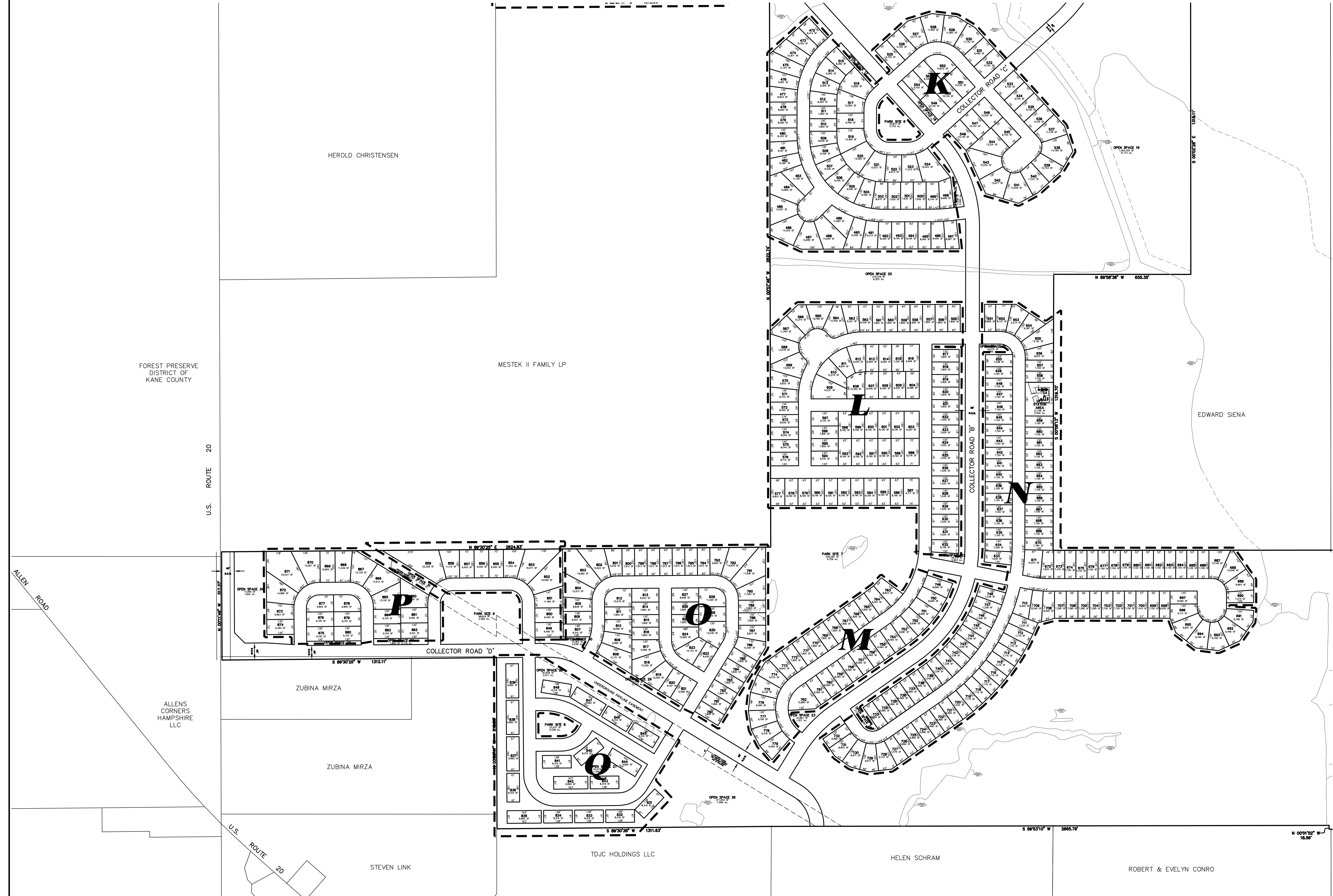
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 Consulting Engineers, Land Surveyors & Planners
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 Aurora, Illinois 60502-9675
 PH: 630.862.2100 FAX: 630.862.2199
 E-Mail: cadd@cemcon.com Website: www.cemcon.com
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 DRAWN BY: DDD FLD. BK. / PG. NO.: BK./PG.
 COMPLETION DATE: 01-15-2021 JOB NO.: 456.267
 XREF: LOTCALC, TOPO 2020 PROJECT MANAGER: DRG

PRELIMINARY PLAT OF SUBDIVISION FOR **OAKSTEAD**



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SCALE: 1 INCH = 200 FEET

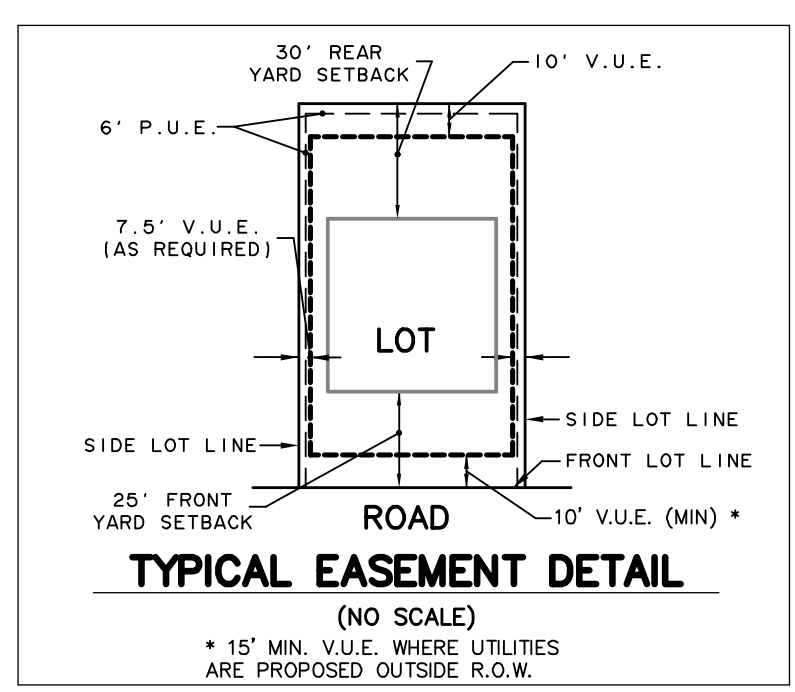
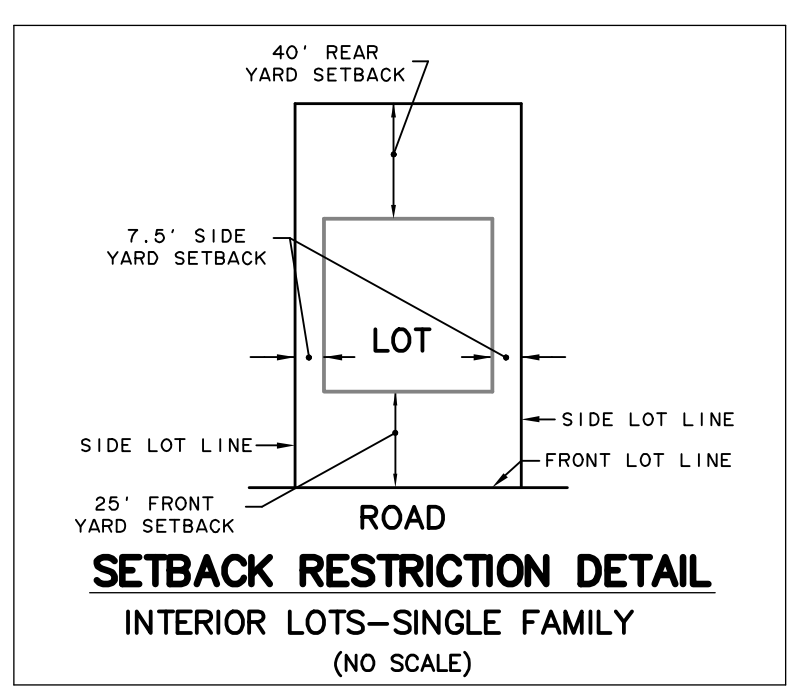
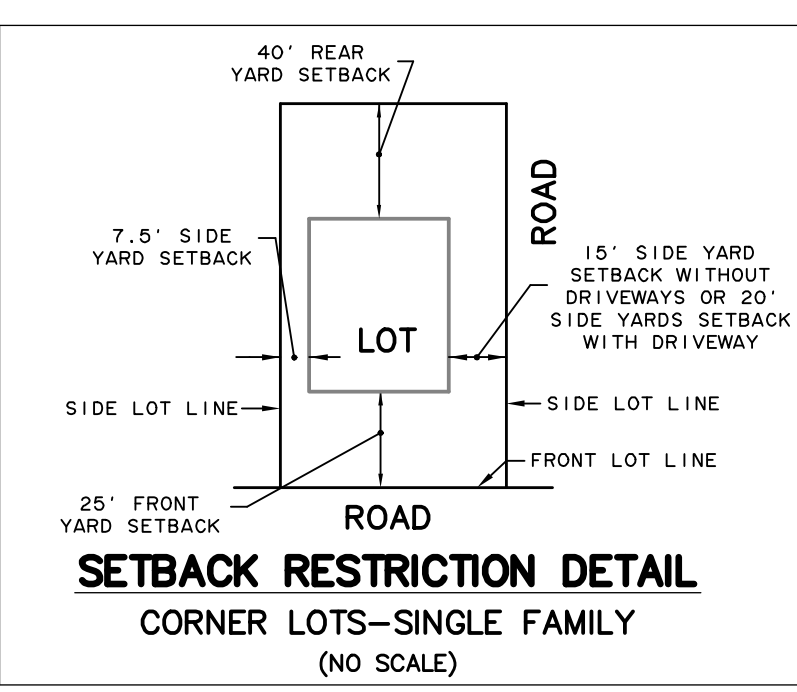
SEE SHEET 2



SEE SHEET 4

NOTE: PROPOSED R.O.W.'S SHALL BE 60' WIDE UNLESS OTHERWISE NOTED.

= EXISTING WETLANDS
 = FLOODPLAIN LIMITS
 = WETLAND BUFFER



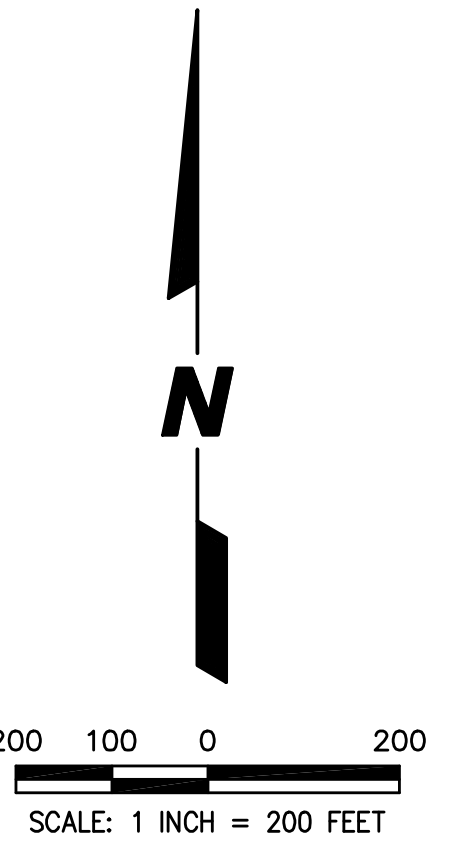
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DRAWING PATH: P:\2020\2020\DRAWINGS\PRELIMINARY\PRELIM.PLT

PRELIMINARY PLAT OF SUBDIVISION FOR **OAKSTEAD**



BULK STANDARDS - ATTACHED SINGLE FAMILY - TRADITIONAL TOWNHOMES	
PLANNING ELEMENT	PROPOSED
MINIMUM LOT SIZE	N/A
MINIMUM LOT WIDTH	N/A
MAXIMUM LOT COVERAGE	N/A
MAXIMUM BUILDING COVERAGE	N/A
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM FLOOR AREA RATIO	N/A
SETBACKS	
FRONT TO R.O.W.	25'
SIDE TO R.O.W.	15'
SIDE TO ADJACENT LOT LINE	20'
REAR TO ADJACENT LOT LINE	30'
BUILDING SEPARATIONS	
FRONT TO FRONT	50'
FRONT TO SIDE	35'
SIDE TO SIDE	20'
SIDE TO REAR	40'
REAR TO REAR	50'
GARAGE TO GARAGE	60'

ALLOWABLE ENCROACHMENTS:

- FRONT PORCHES AND COVERED STOOPS MAY PROTRUDE UP TO 5' INTO THE MINIMUM SEPARATION BETWEEN BUILDINGS.
- PATIOS, DECKS, BALCONIES AND THREE-SEASON ROOMS MAY PROTRUDE UP TO 10' INTO THE MINIMUM SEPARATION BETWEEN BUILDINGS.
- SIDE ENTRY WAYS MAY PROTRUDE UP TO 5' INTO THE MINIMUM SEPARATION BETWEEN BUILDINGS.
- FRONT ENTRY STAIRS MAY PROTRUDE UP TO 10' INTO THE MINIMUM SEPARATION BETWEEN BUILDINGS.
- AIR CONDITIONING UNITS, BAY WINDOWS, CHIMNEYS, FIREPLACES, EAVES AND OPEN PORCHES MAY PROTRUDE UP TO 26" IN THE REQUIRED SIDE YARD.

BULK STANDARDS - 2-FAMILY RESIDENCES - 85' WIDE LOTS		
PLANNING ELEMENT	PROPOSED	NOTES
MINIMUM LOT SIZE	9,775 S.F.	
MINIMUM LOT WIDTH	85'	100' Minimum per Hampshire R-3 Code
MINIMUM LOT DEPTH	115'	
MAXIMUM IMPERVIOUS SURFACE COVERAGE	0.56	Assumes 4,260 s.f. building, 200 s.f. patio, 81 s.f. service walk, 850 s.f. driveway
MAXIMUM BUILDING COVERAGE	44%	Assumes 4,260 s.f. building foundation
MAXIMUM FLOOR AREA RATIO	0.5	Maximum per Hampshire Code
MINIMUM GROUND FLOOR AREA	900 S.F.	Minimum per Hampshire code for two story dwelling
MAXIMUM BUILDING HEIGHT	30' or 2 1/2 STORIES	Minimum per Hampshire code for one story dwelling without cellar
SETBACKS		
FRONT	25'	Minimum per Hampshire code
SIDE CORNER	15'	12' Minimum per Hampshire R-3 code
SIDE - INTERIOR	7'	10' Minimum per Hampshire R-3 Code
REAR	30'	40' Minimum per Hampshire Code

ALLOWABLE ENCROACHMENTS:

- FRONT PORCHES AND COVERED STOOPS MAY PROTRUDE UP TO 5' INTO THE MINIMUM SEPARATION BETWEEN BUILDINGS.
- PATIOS, DECKS, AND THREE-SEASON ROOMS MAY PROTRUDE UP TO 10' INTO THE MINIMUM SEPARATION BETWEEN BUILDINGS.
- SIDE ENTRY WAYS MAY PROTRUDE UP TO 5' INTO THE MINIMUM SEPARATION BETWEEN BUILDINGS.
- FRONT ENTRY STAIRS MAY PROTRUDE UP TO 10' INTO THE MINIMUM SEPARATION BETWEEN BUILDINGS.
- AIR CONDITIONING UNITS, BAY WINDOWS, CHIMNEYS, FIREPLACES, EAVES AND OPEN PORCHES MAY PROTRUDE UP TO 26" IN THE REQUIRED SIDE YARD.

BULK STANDARDS - DETACHED SINGLE FAMILY - 63' WIDE LOTS		
PLANNING ELEMENT	PROPOSED	NOTES
MINIMUM LOT SIZE	6,890 S.F.	12,000 S.F. Minimum per Hampshire R-2 Code
MINIMUM LOT WIDTH	63'	100' Minimum per Hampshire R-2 Code
MINIMUM LOT DEPTH	130'	
MAXIMUM IMPERVIOUS SURFACE COVERAGE	54%	Assumes 3,075 S.F. building, 100 S.F. patio, 56 S.F. service walk, 425 S.F. driveway
MAXIMUM BUILDING COVERAGE	45%	Assumes 3,075 s.f building foundation
MAXIMUM FLOOR AREA RATIO	0.5	Maximum per Hampshire Code
MINIMUM GROUND FLOOR AREA	1,200 S.F.	Minimum per Hampshire code for one story dwelling without cellar
MAXIMUM BUILDING HEIGHT	30' or 2 1/2 STORIES	Maximum per Hampshire Code
SETBACKS		
FRONT	25'	30' Minimum per Hampshire R-2 Code
SIDE CORNER	15'	Minimum per Hampshire code
SIDE - INTERIOR	6'	10' Minimum per Hampshire R-2 code
REAR	30'	40' Minimum per R-2 Hampshire Code

ALLOWABLE ENCROACHMENTS:

- PORCHES AND COVERED STOOPS SHALL BE ALLOWED TO PROTRUDE 5' INTO THE REQUIRED FRONT YARD.
- PATIOS, DECKS, AND THREE-SEASON ROOMS SHALL BE ALLOWED WITHIN THE REQUIRED REAR YARD SETBACK UP TO 10' OF THE PROPERTY LINE.
- AIR CONDITIONING UNITS, BAY WINDOWS, CHIMNEYS, FIREPLACES, EAVES AND OPEN PORCHES MAY PROTRUDE UP TO 26" IN THE REQUIRED SIDE YARD.

BULK STANDARDS - DETACHED SINGLE FAMILY - 70' WIDE LOTS		
PLANNING ELEMENT	PROPOSED	Notes
MINIMUM LOT SIZE	9,100 S.F.	12,000' Minimum per Hampshire R-2 Code
MINIMUM LOT WIDTH	70'	100' Minimum per Hampshire R-2 Code
MINIMUM LOT DEPTH	130'	
MAXIMUM IMPERVIOUS SURFACE COVERAGE	50%	Assumes 3,750 s.f building, 100 s.f. patio, 57 s.f service walk, 586 s.f. driveway
MAXIMUM BUILDING COVERAGE	42%	Assumes 3,750 s.f building foundation
MAXIMUM FLOOR AREA RATIO	0.5	Maximum per Hampshire Code
MINIMUM GROUND FLOOR AREA	900 S.F.	Minimum per Hampshire code for two story dwelling
MAXIMUM BUILDING HEIGHT	30' or 2 1/2 STORIES	Maximum per Hampshire Code
SETBACKS		
FRONT	25'	30' Minimum per Hampshire R-2 Code
SIDE CORNER	15'	Minimum per Hampshire code
SIDE - INTERIOR	7.5'	10' Minimum per R-2 Hampshire Code
REAR	30'	40' Minimum per R-2 Hampshire Code

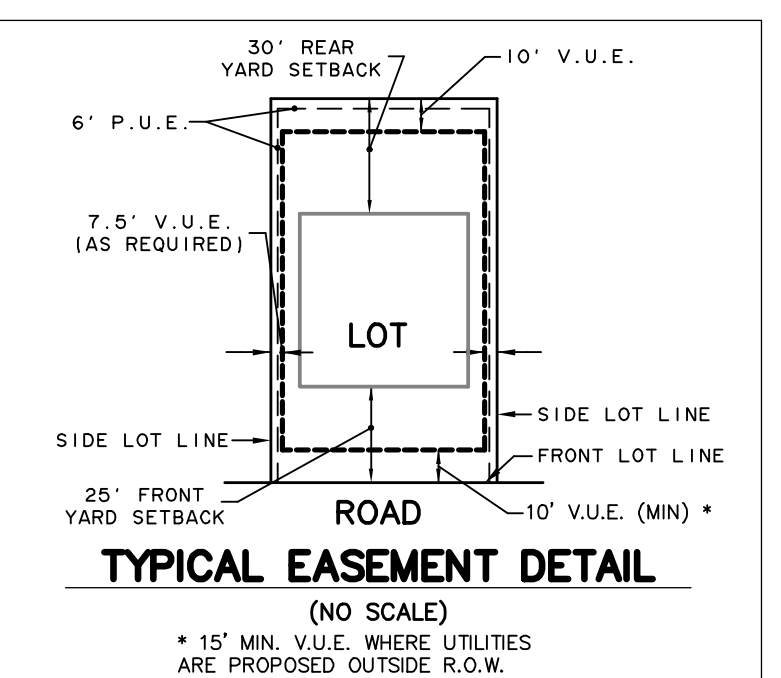
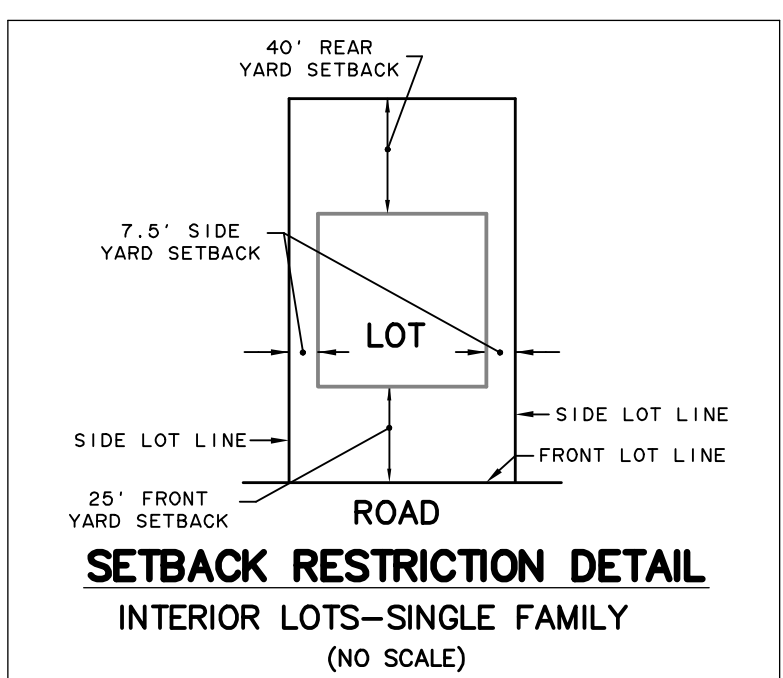
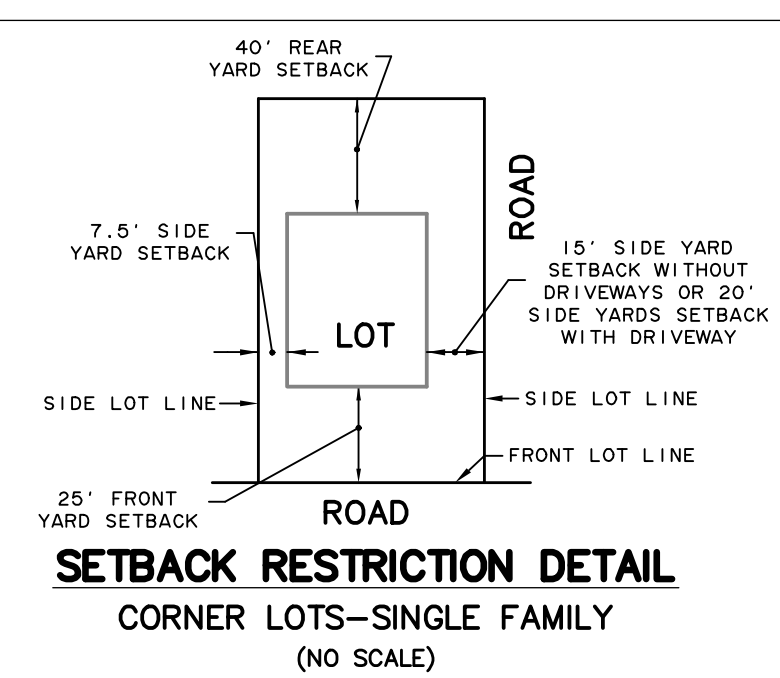
ALLOWABLE ENCROACHMENTS:

- PORCHES AND COVERED STOOPS SHALL BE ALLOWED TO PROTRUDE 5' INTO THE REQUIRED FRONT YARD
- PATIOS, DECKS, AND THREE-SEASON ROOMS SHALL BE ALLOWED WITHIN THE REQUIRED REAR YARD SETBACK UP TO 10' OF THE PROPERTY LINE.
- AIR CONDITIONING UNITS, BAY WINDOWS, CHIMNEYS, FIREPLACES, EAVES AND OPEN PORCHES MAY PROTRUDE UP TO 26" IN THE REQUIRED SIDE YARD.

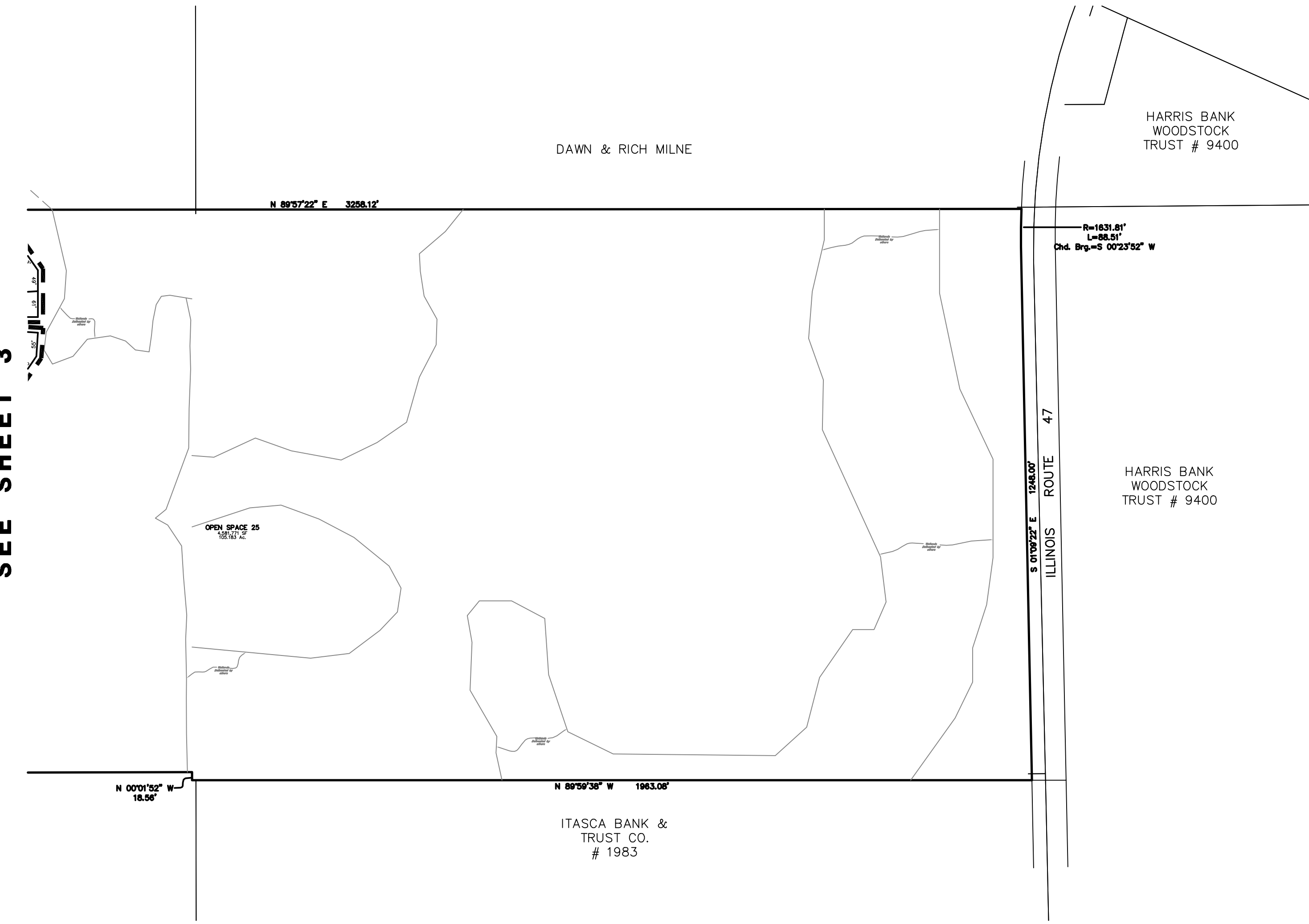
BULK STANDARDS - DETACHED SINGLE FAMILY - 60' WIDE LOTS		
PLANNING ELEMENT	PROPOSED	Notes
MINIMUM LOT SIZE	7,800 S.F.	12,000' Minimum per Hampshire R-2 Code
MINIMUM LOT WIDTH	60'	100' Minimum per Hampshire R-2 Code
MINIMUM LOT DEPTH	130'	
MAXIMUM IMPERVIOUS SURFACE COVERAGE	0.46	Assumes 3,000 s.f building, 100 s.f. patio, 54 s.f service walk, 425 s.f. driveway
MAXIMUM BUILDING COVERAGE	40%	Assumes 3,000 s.f building foundation
MAXIMUM FLOOR AREA RATIO	0.5	Maximum per Hampshire Code
MINIMUM GROUND FLOOR AREA	900 S.F.	Minimum per Hampshire code for two story dwelling
MAXIMUM BUILDING HEIGHT	30' or 2 1/2 STORIES	Maximum per Hampshire Code
SETBACKS		
FRONT	25'	30' Minimum per Hampshire R-2 Code
SIDE CORNER	15'	Minimum per Hampshire code
SIDE - INTERIOR	7.5'	10' Minimum per Hampshire R-2 Code
REAR	30'	40' Minimum per Hampshire R-2 Code

ALLOWABLE ENCROACHMENTS:

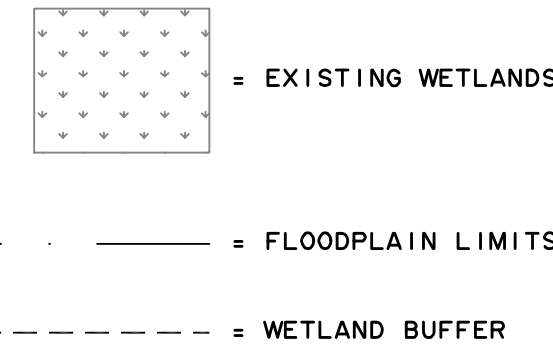
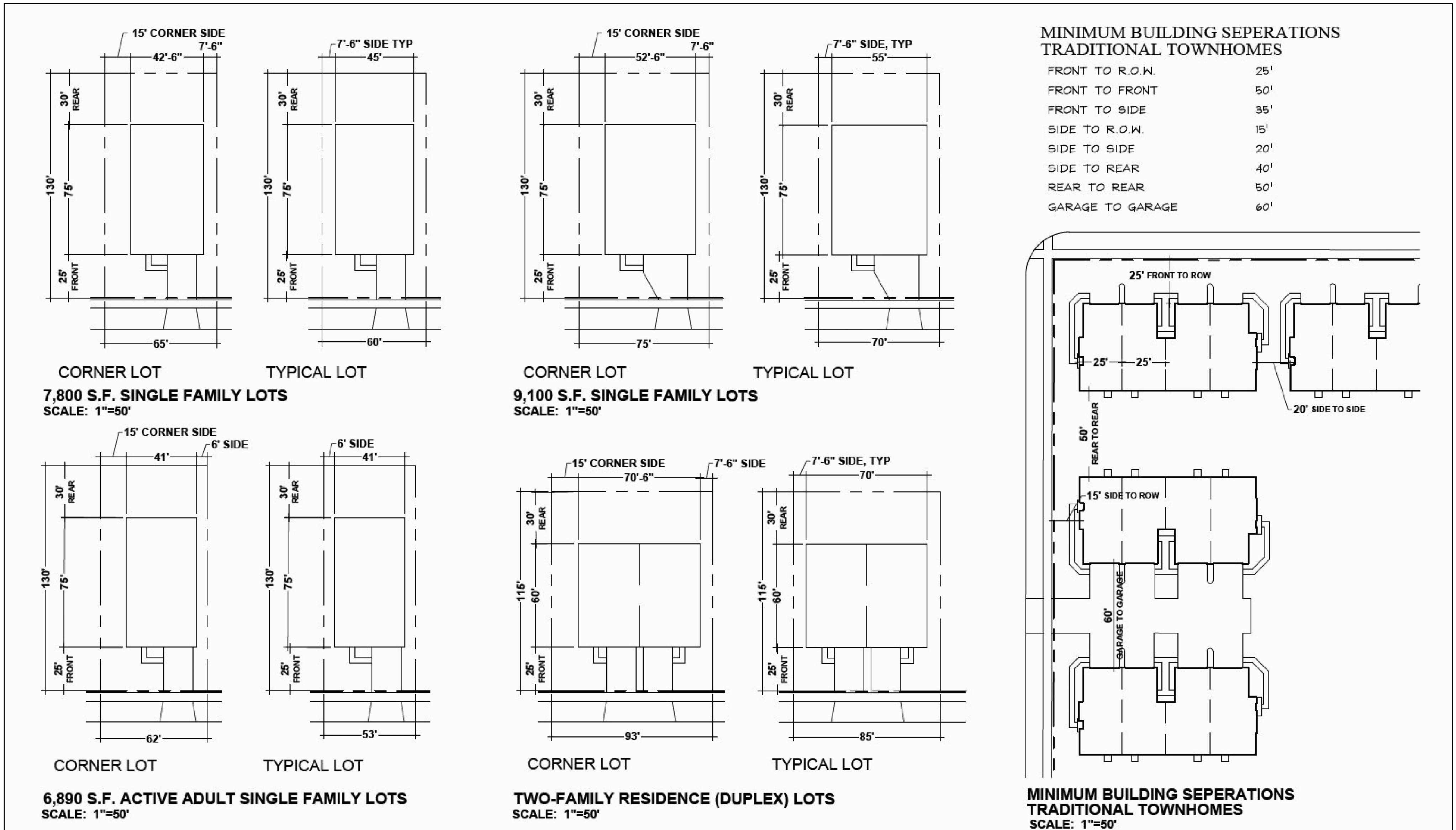
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- PATIOS, DECKS, AND THREE-SEASON ROOMS SHALL BE ALLOWED WITHIN THE REQUIRED REAR YARD SETBACK UP TO 10' OF THE PROPERTY LINE.
- AIR CONDITIONING UNITS, BAY WINDOWS, CHIMNEYS, FIREPLACES, EAVES AND OPEN PORCHES MAY PROTRUDE UP TO 26" IN THE REQUIRED SIDE YARD.



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SEE SHEET 3



PREPARED FOR:
HAMPshire EAST, LLC.
1751A W. DIEHL ROAD
NAPERVILLE, IL 60563
(630) 851-5490

PREPARED BY:
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DISC NO.: 456267 FILE NAME: PREPLAT
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COMPLETION DATE: 01-15-2021 JOB NO.: 456.267
XREF: LOTCALC, TOPO 2020 PROJECT MANAGER: DRG

DRAWING DATE: 01/15/2021 BY: DAVID DANN